

Notice mailing date – January 14, 2022

Toll Brothers, Inc.

Invite you to attend
a neighborhood meeting

La Costa 48 – Preliminary Architecture for Single Family Homes
Case number CPP-5090-2022

This project proposes 42 single family homes; including 4 very low affordable single-family homes, located at Parcel Numbers 2160304500, 2160301000 and 2160304500, north of La Costa Avenue across from Seabreeze Court, west of Interstate 5. This property is owned by Toll West Coast LLC, operating as Toll Brothers Inc. Property is zoned as R-3; within the Special Study, Hillside/Inland Bluff, Cultural/Natural Resources, Scenic/Visual Corridor, and Coastal Zone. The project requires the following:

A Design Review Permit is required because the architecture was not part of the original TM approval.

The subject site is currently vacant land for the proposed 42 homes. The two (2) existing residences, along with four (4) proposed homesites adjacent to Toll Brother's development that are included on the tentative map are NOT part of Toll Brother's application. The single-family homes consist of one and two-story homes, ranging in size from approximately 1900 SF to 4,000 SF. Due to the irregular lot sizes, there are over fifteen (15) floorplans proposed, exterior elevations will vary by floorplan. The proposed architecture includes, Coastal Contemporary, Coastal Craftsman, Modern, and Modern Farmhouse. The proposed exterior materials may include stucco, stone, tile, brick, board & batten, dark windows and a variety of exterior front and garage doors. Most floorplans are designed with an outdoor living space.

The site is surrounded by:

North: Batiquitos Lagoon, two existing single-family homes

South: Single family homes

West: Single family homes, commercial business – Plant Beach Farm

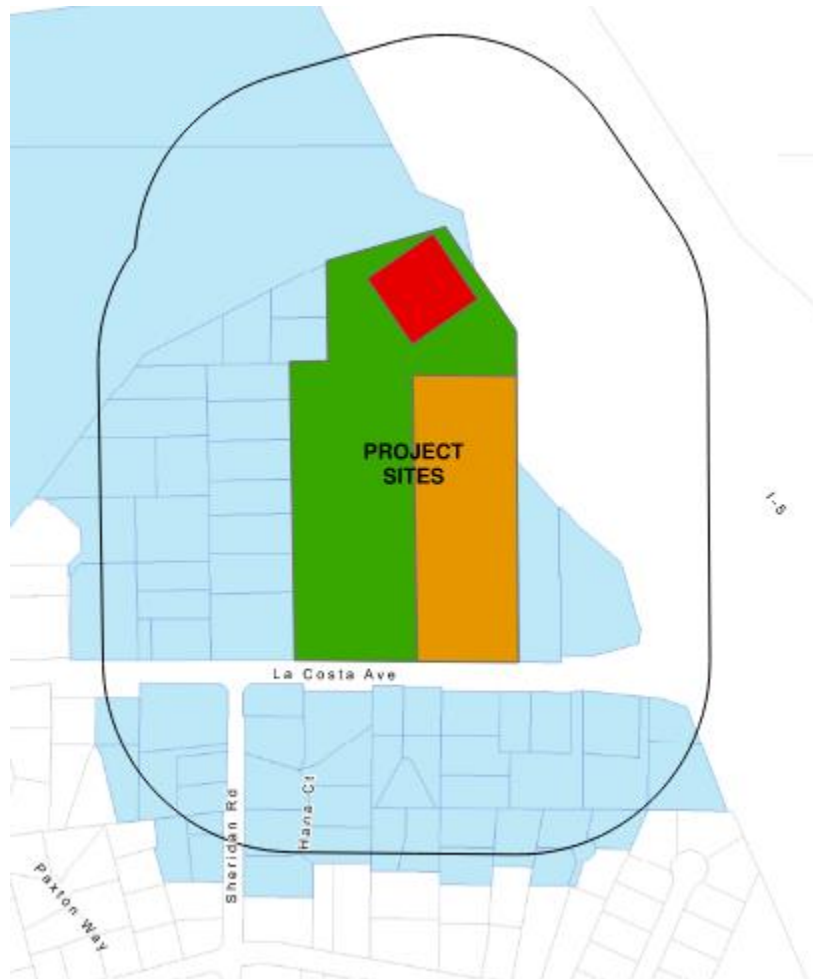
East: Vacant parcel with a Visitor Service Commercial zoning, gas station & Interstate 5

We look forward to meeting you and discussing any concerns or questions you may have regarding the proposed architecture for this project. A short presentation by the development team will include the overall site plan and preliminary exterior elevations, as well as the floorplans. Presentation boards will be available to view during the meeting. Advance material will not be available for this meeting. If you are unable to attend the meeting or have questions prior, please contact JoAnn Epstine, Sr. Project Manager at jepstine@tollbrothers.com or by office phone at 714.347.1300.

The meeting will be held on:

Tuesday, January 25, 2022
City Hall- Carnation Room
505 S. Vulcan Avenue
from
6:00 pm to 7:00 pm

Vicinity Map



*This notice is being sent to you in fulfillment of the City of Encinitas Citizen Participation Program requirements (E.M.C. 23.06). This outreach effort to our neighbors is necessary because an application for development has been or will be filed with the City of Encinitas, Development Services Department. The sole purpose of this process is to be a preliminary tool for opening a dialogue and to ensure that the project applicants and the citizens both have an opportunity in the planning process to discuss, understand, and try to resolve neighborhood issues related to potential impacts of a proposed project on the surrounding neighborhood. It is not meant to necessarily change or prevent a project as proposed. Please continue to monitor any notices you receive as changes may be made to the project before the final decision is made. Questions about this notice and the proposed development should be directed to the contact person above. Questions regarding the Citizen Participation Program should be direct to the Development Services Department at (760) 633-2710.